

**PLANNING COMMISSION MINUTES
MARCH 3, 1992**

Present: Chairman Jeff Chretien, Dick Dresher, Kathi Izatt, Don Milligan, Mick Johnson, Mark Green; Barbara Holt, City Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director; Shirley Chevalier, Recording secretary

Excused: Elaine McKay

Absent: Mike Holmes

Minutes of February 18, 1992 were unanimously approved as written.

CONDITIONAL USE

3-3-92.5A 92-3C Upholstery Business, 145 W. 100 S., Don & Steve Coy

This item is being Presented for the third time, being tabled at both the February 4th and February 18th meetings, due to inadequate plans. Staff has reviewed the revised plans and recommends approval subject to the following conditions:

1. The proposed additions to the existing building are not approved and must be presented at a later date with complete plans that are in compliance with city zoning requirements and the Uniform Building Code; 2. Existing house may be used "as is" for the upholstery business. Any remodels, additions, or changes must have plans prepared per the building code and permits obtained before beginning work. This includes the electrical system which may be overloaded by the change of use and the equipment needed for the business;

3. A concrete curb to be installed around the parking lot; 4. Payment of a storm water detention fee of \$36-00;

5. Other requirements such as utilities, landscaping, floor plans, drainage, building elevations, etc. will remain as they presently exist. (The following item added at this meeting):

6. Screening or fencing to be changed or added at the Planning Director's discretion.

Staff met with the architect, Bob Dewey, and felt the plans were adequate to grant the conditional use. There will be no changes to the building at this time.

Dick Dresher said he had a concern that if they remodel, the building would have to be brought up to current code. In this particular case, it might only involve the electrical code. (Item 2 of the above conditions covers this.)

Mr. Dresher inquired about the fence. Ordinance requires a 6 ft. high solid fence for any commercial use against a residential use. Also, landscape requirements mentions screen trees every 15 ft. along either side. Mr. Dresher mentioned this is in the ordinance and he felt it ought to be addressed.

The ordinance allows the Planning Director to make a determination. Mr. Boothe said there was adequate existing landscaping. There is an existing fence along both the east and west property lines. If adjacent property owners at some time ask that a fence be installed, then the owner will have to comply. When the public hearing was held February 4, 1992, no one attended from this neighborhood.

Dick Dresher made a motion to grant the conditional use subject to the conditions outlined by staff, adding condition #6 that at any future date if there are complaints from the adjacent residential neighbors regarding the use or the property itself, that screening or fences be looked at as a possible solution, in compliance with the ordinance; seconded by Don Milligan. Mark Green said he didn't think it should be limited just to if there is a complaint from residents. He recommends adding "if the Planning Director feels that it should be required". Dick Dresher amended his motion to add "at the Planning Director's discretion". Chairman Chretien summarized the motion: to grant the conditional use permit for the upholstery business at 145 West 100 South with the items as outlined by staff, including item #6 which would include the Planning Director's discretion regarding future requirements for screening or fencing; Don Milligan seconded the amended motion; voting was unanimous.

3-3-92.5B 85-12C PUD, 3900 So. 400 E., Landforms - Clark Jenkins, Final

This Item postponed.

COMMERCIAL APPLICATIONS

3-3-92.10A Consider Preliminary & Final Site Plan Approval, Bountiful LDS Temple, 500 South at Bountiful Boulevard - Rod Pulley and Alan Ericksen

Mr. Balling presented the site plan. The total site area is 10.2 acres which will be enclosed with an 8 ft. high ornamental fence. The Board

of Adjustment granted a variance to the fence height and the steeple height. The main building has a floor area of 29,000 sq. ft. and is 172 ft. high at the top of the steeple. There is a 125,000 sq. ft. two-level parking terrace north of the building, the lower level containing 294 parking spaces and the upper level containing 257 uncovered parking spaces. There will be a circular entrance structure for loading and unloading patrons and connecting the two floors of the parking facility.

The fence goes around the perimeter of the site to keep deer from damaging the landscaping. It has been designed to give an open feeling.

It will be a green patina copper color to blend with the environment. At the variance hearing there was a required distance between the pilasters for an open appearance, but they have designed the fence to not have any pilasters at all. There will be some ornamental iron mouldings every 20 ft. A mock-up of the fence was shown, and they may make some minor adjustments for the ornamentation design.

The fence is adjacent to and within two feet of the sidewalk.

The main entrance to the parking will be from Bountiful Boulevard at the north end of the site where there will also be a bus parking pad and a small building for maintenance and clothing distribution. Two more entrance/exits on the west side of the parking facility will tie into

Temple View Drive, as well as a service entrance into the temple from Temple View Drive at the south end of the site. The top of the parking facility will be 8 ft. below Bountiful Blvd. and 17 ft. above Temple View Dr. and will be landscaped with trees, planters, and precast planters to shield the parking and give the appearance of natural landscaped terrain.

Staff recommends preliminary and final approval subject to the following conditions:

1. The site plan meets all of the provisions of the ordinance (the Board of Adjustment granted a variance for the height of the steeple and fence);
2. Storm drainage will be piped to the storm drain system at the southwest corner of the property. Storm detention is not required for this property, and the storm drain fee was waived under an agreement between Bountiful City and the Barlows who owned the property in 1984. They gave the city 200,000 yds. of fill material to construct the Barton Creek debris dam;
3. Payment of connection fees for sewer, water and power service;
4. Landscape plans to be approved by the Planning Director, and posting of a bond to guarantee the landscaping and site improvements;
5. Plans must be approved by the County Health Dept., completion of the plans per the city review, and payment of the building fees must all be done before issuing the building permit; (Following items added during this meeting):
6. Staff approval of minor modifications;
7. Traffic Safety Committee to consider posting No Parking on Temple View Drive if necessary.

Craig Iverson, 498 Temple View Drive, said they were very concerned about the traffic on Temple View Drive. It is a narrow street and cars cannot pass if vehicles are parked on both sides. He asked If the exits shown on Temple View Drive will be open all day for people to come and go.

Mr. Balling stated the plans show Exit and Enter on both locations on the west side. There is nothing that will be constructed on the east side, nor will there be parking, and he feels the road has adequate capacity to handle ft. The church has purchased three of the lots on the west side. Mr. Iverson said they are not anywhere near those exits. They are straight west of the temple, so the view will not be blocked.

Mr. Balling said that with this large a structure, and with over 500 parking spaces, ft would be very difficult to enter and exit at the same place, so there has to be some other means of entrance and exit. He sees no problem with the exits. It is a public street and 34 ft. wide back to back of curb. The primary entrance is off Bountiful Blvd. City Manager Tom Hardy was present and said he did not think ft was ever represented that Bountiful Blvd. would be the sole and exclusive entrance with no entrance whatsoever off any other street. He further stated that if needed, the city could put No Parking on the east side of the street on the temple side if ft becomes a problem, because they do not need the off-street parking to meet the ordinance.

Mr. Christensen stated the Fire Marshall said there had to be more than one exit out of the site. There are gates at each of those

locations,
and the security people can control the gates by remote control. When the temple is closed, it will limit access.

Mr. Pulley requested that staff be given the discretion to approve the minor changes that are in harmony with the site plan as presented tonight. They are not totally finished with the plans, and they will not be printed until certain details are finished.

Barbara Holt made a motion to grant preliminary and final approval to the ILDS Temple subject to the conditions outlined by staff, adding Rem #6; motion amended to add Rem #7 (see items above); Kathi Izatt seconded the motion; voting was unanimous.

3-3-92.1013 Osterloh Restaurant, 401 W. 500 S., Final, Rick Osterloh

The Su Casa Mexican Restaurant was given preliminary approval on January 7, 1992, and is ready for final approval. Staff reviewed the final drawings and recommends approval subject to the following conditions:

1. Site plan must show details around parking lot, curb along west property line (2-1/2 ft. from line), detail of curb along east property line, angle parking on west should be changed to 45 degrees to allow for stall and aisle width, details of outlet box and drain, finish site contours, remove pipe bollard and extend sidewalk to the street, show specifications on walk, curbs, and parking lots;
2. Show the proposed sewer and water line and size, and show other utility connections;
3. Pay the storm detention fee of \$1,050.00;
4. Obtain County Board of Health approval of plans for food handling, and County Flood Control approval for drainage;
5. Final review and approval of plans by building inspector; 6. Payment of all required fees and bonds.

At the preliminary review, Planning Commission agreed to allow the garbage dumpster area to remain unscreened due to its location on the property with inspections by staff to make sure there is no problem.

Mark Green made a motion to grant final approval subject to the conditions outlined by staff, and that the dumpster site be reviewed at a six month and one year period of time following the opening of the restaurant; Kathi Izatt seconded the motion; voting was unanimous.

3-3-92. 1 OC Storage Building, Bountiful Water Sub-Conservancy District, 385 W. 500 So., Mick Tuttle, Mgr.

The proposed building will be constructed of sheet metal, will have no utilities, and will be used for storage of equipment and materials. It will be located on the southeast portion of their asphalt parking and storage yard. The existing site plan will not be changed, and the drainage runoff will remain as it exists now. Along the east side of the building will be a concrete waterway to carry the roof runoff into an inlet box into the creek. There is a 6 ft. high chain link fence around the property. Staff recommends preliminary and final approval for this building subject to the payment of the required building fees.

Mark Green made a motion to grant preliminary and final approval of the proposed storage building for Bountiful Water Sub-Conservancy District as presented, subject to payment of the required building fees; seconded by Mick Johnson; voting was unanimous.

3-3-92.10D Swiss Boy Addition, 305 N. 200 W.

This Rem postponed.

MISCELLANEOUS

3-3-92.1 1A Kathi Izatt Report re Planning Conference in St. George February 13th and 14th

Kathi presented a full report and a packet of information at last Planning Commission meeting February 18th. Copies of this report are available in the Planning office. She felt the most important portions of the conference dealt with ordinance revisions and general plans.

Bountiful has a 15 year old plan and the process should continue. We need to keep it in front of us so it is a viable working document.

In
working on the plan last year, there was not one section that was left without some changes.

The administrative code is in the process of being rewritten and presented to City Council. We need to get two sections finished to
present
to the City Council; i.e., temporary structures and definitions of professional office.

Kathi said she will check with Layne Forbes concerning whether or not, on conditional uses, we provide in our ordinance something to follow up on people who do not follow through on the conditions that were imposed upon them at time of approval.

The Enabling Legislation, effective July 1, 1992, addressed, among other things, a 14 day minimum to notice hearings. Kathi will check to see if this includes meetings as well.

The Board of Adjustment will have a change in the way it will be operating. The City Council will have to make a decision on where
appeals
go from the Planning Commission, either to the City Council or to the Board of Adjustment. The effective time for the appeals process
must
be carefully worded in our ordinance. It was suggested that the effective date be the date the minutes are officially approved.

There is a manual called "SIC" which contains standardized terminology which would be helpful in defining certain terms in our ordinances.

Chairman Chretien expressed appreciation on behalf of the Planning Commission to Kathi for her well prepared report.

3-3-92.11113 Review Chapter 13, Conditional Use Preliminary Approval

This item was postponed.